

## \$599,900 - 131 Westpark Way, Fort Saskatchewan

MLS® #E4430110

**\$599,900**

3 Bedroom, 3.50 Bathroom, 1,877 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

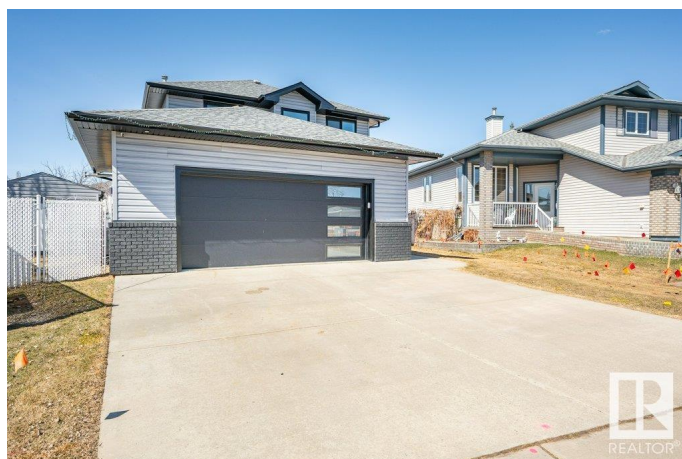
This beautifully updated 2-storey home in Westpark is just a short walk to the West Riverâ€™s Edge and Kin Family Spray Park. Nearly everything has been upgraded in recent yearsâ€”windows, flooring, paint, bathrooms, kitchen, furnace, hot water tank, central A/C, shingles, siding, soffits, fascia, eaves, garage door & opener, garage heater, and more! The bright main floor features a grand entry with open-to-above ceilings, a front office, main floor laundry, 2-piece bath, and a walk-in closet by the garage. The kitchen boasts quartz counters, newer appliances, and patio doors leading to a fully fenced yard with a hot tub and large storage shed. A cozy corner gas fireplace adds warmth to the living space. Upstairs offers 3 bedrooms, including a primary with walk-in closet and 4-piece ensuite. One of the additional bedrooms also features a walk-in closet, plus a second full bath. The fully finished basement includes another gas fireplace and open space with potential for extra bedrooms and plenty of storage.

Built in 2000

### Essential Information

MLS® # E4430110

Price \$599,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	131 Westpark Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4L6

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Tub, Vinyl Windows
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	21
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 9:18am MDT